



AGENDA
SUNNYVALE PLANNING COMMISSION
February 13, 2006

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| 6:45 PM - Study Session – West Conference Room |
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1. **2006-0036 – Centex Homes** [Applicant/Owner]: Application for a Special Development Permit (SDP) on a 4.8-acre site to a previously approved SDP (10/25/05) to allow for an increase in height from two to three stories and an increase of approximately 370 square feet to one of three plans. The property is located at **610 Alberta Avenue** (near Hollenbeck Av) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-33-062) GC *(20 minutes)*

2. **2005-1048 – Jeffery Morris** [Applicant] **Morris Associates IX** [Owner]: Application on a 2.1-acre site for related proposals located at **595 Lawrence Expressway** (at Duane Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-23-017) JM; *(20 minutes)*
 - **Special Development Permit** to construct a new 22,590 square-foot shopping center,
 - **Rezone** from M-S (Industrial & Service) to M-S/PD (Industrial & Service/Planned Development) Zoning District

3. **2005-1009 - Greg Mussallem** [Applicant] **Virginia J Mardesich, Trustee** [Owner]: Application for related proposals on a 16,213 square-foot site located at **563 Alberta Avenue** (near Sunnyvale-Saratoga Rd) in an R-2 (Low-Medium Density Residential) Zoning District. (Negative Declaration) (APN: 323-30-025) RK; *(20 minutes)*
 - **Special Development Permit** to allow the construction of four new single-family homes, and
 - **Rezone** from R-2 (Low-Medium Density Residential) to R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District.

4. **Public Comment on Study Session Agenda Items** *(5 minutes)*

5. **Comments from the Chair** *(5 minutes)*

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| 8:00 PM - Public Hearing – Council Chambers |
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CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

CONSENT CALENDAR

APPROVAL OF MINUTES of January 23, 2006

PUBLIC HEARINGS/GENERAL BUSINESS

1. **Places of Assembly Located within Industrial and Commercial Zones - Study Issue**
– RK (Staff requests continuance to February 27, 2006, special start time of 7:00 p.m.)
2. **2005-1208** - Appeal of a decision by the Director of Community Development denying a Miscellaneous Plan Permit to allow a change to the color of the roof for a site located at **415 East El Camino Real** (APN: 211-01-029) JM
3. **2005-1228 – Jack May** [Applicant / Owner]: Application for a Use Permit on a 3.3-acre site to allow a modified plan for an approved self-storage use including increased floor area for a total of 135,554 square feet and 3-story buildings within the center of the site. The property is located at **1165 East Arques Avenue** (near Lawrence Expwy.) in an M-S (industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-013) RK
4. **2005-1159 – Justin Mozart** [Applicant] **Joe Torres** [Owner]: Application for related proposals on a 12,900 square-foot site located at **444 South Taaffe Street** (near W Olive Ave) in a DSP-12 (Downtown Specific Plan/Block 12) Zoning District. (APN: 209-28-050) JM;
 - **Special Development Permit** to allow the construction of four new single-family homes,
 - **Tentative Map** to subdivide one lot into four lots.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2006:

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|-------------|---------|-------------------|
| January 9 | May 22 | October 9 |
| January 23 | June 12 | October 23 |
| February 13 | June 26 | November 13 |
| February 27 | July 10 | November 27 |
| March 13 | July 24 | December 11 |
| March 27 | Aug 14 | January 8, 2007 |
| April 10 | Aug 28 | January 22, 2007 |
| April 24 | Sep 11 | February 12, 2007 |
| May 8 | Sep 25 | February 26, 2007 |

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

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| Monday, January 9, 2006 | Planning Commission Meeting – (Live) 8:00 p.m. |
| Thursday, January 12, 2006 | Planning Commission Meeting (Replay of January 9, 2006) 8:00 p.m. |
| Saturday, January 14, 2006 | Planning Commission Meeting (Replay of January 9, 2006) 11:00 a.m. |
| Sunday, January 15, 2006 | Planning Commission Meeting (Replay of January 9, 2006) 11:00 a.m. |

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

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| <p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p> |
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